

RESOLUTION NO. 86-166

RESOLUTION CONCURRING WITH THE FINDINGS OF THE  
LODI UNIFIED SCHOOL DISTRICT REGARDING IMPACTION  
AND DECLARING A STATE OF IMPACTION IN TWENTY-FIVE  
ATTENDANCE AREAS WITHIN THE DISTRICT FOR 1986-87

WHEREAS, Ordinance No. 1149, entitled, "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or Both as a Condition to the Approval of New Residential Developments, for the Purpose of Providing Classroom Facilities Where Conditions of Overcrowding Exist in a Public School Attendance Area", which was adopted by the Lodi City Council on August 2, 1978, provides that the Governing Body of a school district which operates, in whole or in part, within the City of Lodi may at any time pursuant to Government Code Section 65971, notify the City Council that it has found that:

- (1) Conditions of overcrowding exist in one or more attendance areas within the district which will impair the normal functioning of educational programs including the reason for such conditions existing;
- (2) All reasonable methods of mitigating conditions of overcrowding have been evaluated;
- (3) No feasible methods for reducing such conditions exist. Such notification shall remain in effect until withdrawn in writing by the Governing Body of the School District.

WHEREAS, pursuant to Ordinance No. 1149, following receipt of the Declaration of Impaction from the Lodi Unified School District - 1986-87 a copy of which is attached hereto marked Exhibit "A", the Lodi City Council scheduled and conducted a public hearing on November 5, 1986 on the notification for the purpose of allowing interested parties to comment on the matter.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi following the receipt of public testimony concerning the matter, does hereby concur with the findings of the Lodi Unified School District in declaring impaction in those school attendance areas affected by current and proposed development plans, to wit:

Lodi High School AA (Attendance Area)	Heritage Elementary School AA
Tokay High School AA	Houston Elementary School AA
Liberty High School AA	Lakewood Elementary School AA
Morada Middle School AA	Lawrence Elementary School AA
Needham Middle School AA	Lockeford Elementary School AA
Senior Elementary School AA	Leroy Nichols Elementary School AA
Woodbridge Middle School AA	Oakwood Elementary School AA
Clairmont Elementary School AA	Parklane Elementary School AA
Clements Elementary School AA	Reese Elementary School AA
Creekside Elementary School AA	Tokay Colony Elementary School AA

Davis Elementary School AA  
Elkhorn Elementary School AA  
Henderson Elementary School AA

Vinewood Elementary School AA  
Washington/DCH Elementary School AA

BE IT FURTHER RESOLVED, that the City Council of the City of Lodi does hereby authorize the continued collection of Development Fees at the present rate of \$200.00 per bedroom and for mobile home park spaces the rate of \$250.00 per space until such time as the Lodi Unified School District Governing Board confirms State of California school impact fee legislation.

BE IT FURTHER RESOLVED, that the City Clerk of the City of Lodi is hereby directed to transmit a certified copy of this Resolution to the Governing Board of the Lodi Unified School District.

Dated: November 5, 1986

I hereby certify that Resolution No. 86-166 was passed and adopted by the City Council of the City of Lodi in a Regular Meeting held October 2, 1985 by the following vote:


AYES: Council Members - Hinchman, Olson, Snider  
and Reid (Mayor)

NOES: Council Members - Pinkerton

ABSENT: Council Members - None

ABSTAIN: Council Members - None

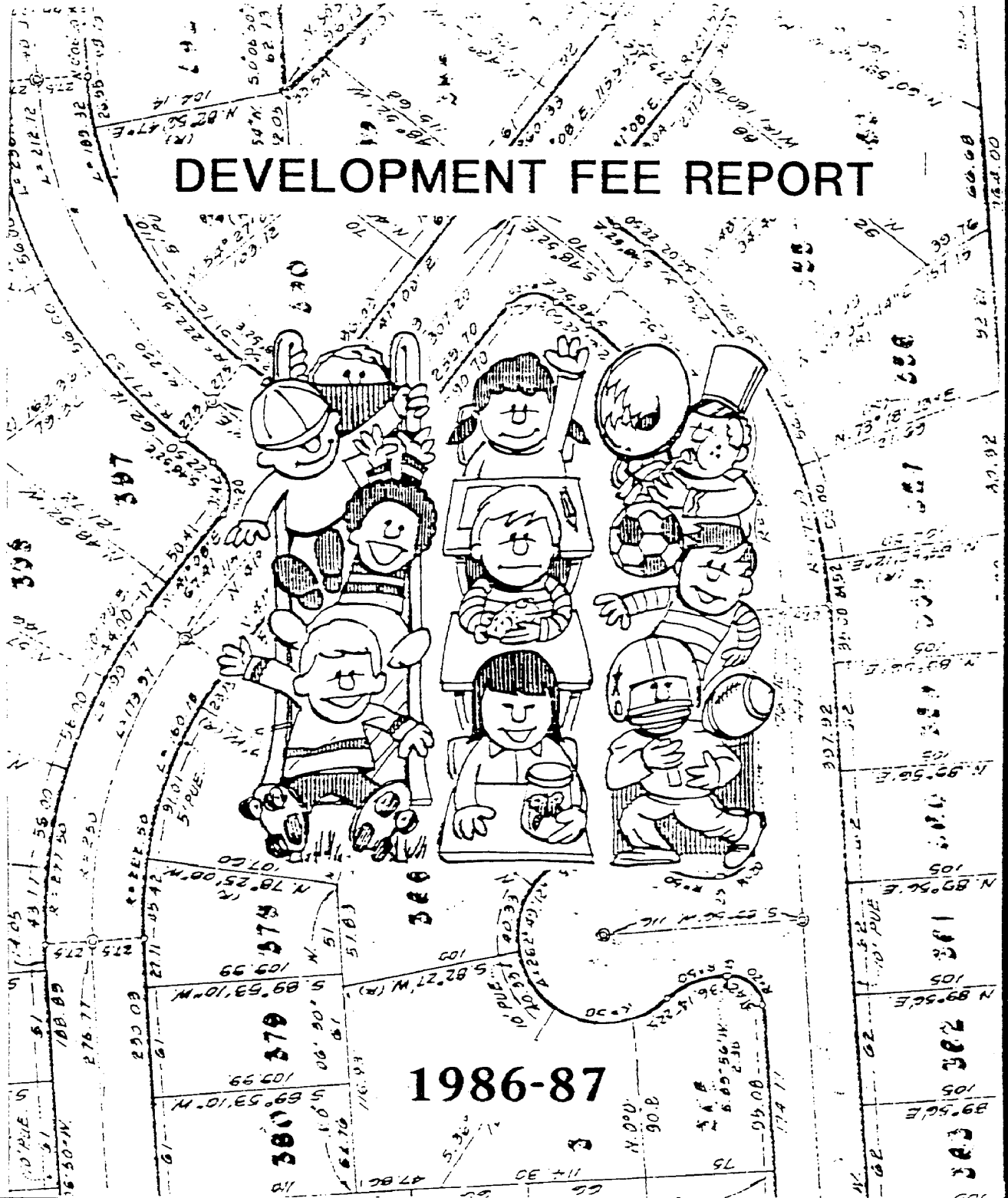
ATTEST:

  
ALICE M. REIMCHE  
City Clerk



# Lodi Unified School District

## DEVELOPMENT FEE REPORT



1986-87

# GOVERNING BOARD

FLOYD DALE, PRESIDENT

ELEANOR TODD, VICE-PRESIDENT

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Sam Swofford, Personnel Director  
Joan Jensen, Administrative Assistant

# **LODI UNIFIED SCHOOL DISTRICT**

**1986-87**

## **DEVELOPMENT FEE REPORT**

**PREPARED BY**

**FACILITY PLANNING DEPARTMENT**

This report has been prepared in fulfillment of the requirements of State Government Code Sections 65976, 65978, and 65981 and the requirements of the implementing ordinances of the Cities of Lodi (Ord. 1149, August 2, 1978), and Stockton (Ord. 3095 C.S., July 1978), and San Joaquin County (Ord. 2574, July 1978). This report is presented in three sections: Declaration of Impaction and Notification of Conditions of Overcrowding for the 1986-87 School Year; Allocation of Development Fees; and Student Housing Option Update.

# DECLARATION OF IMPACTION and NOTIFICATION OF CONDITIONS OF OVERCROWDING

The following details the conditions of overcrowding anticipated in the coming school year and details the rationale behind the District's formal declaration of impaction for the 1986-87 school year.

The projected Lodi Unified School District student enrollment for the 1986-87 school year is 19,954 students. This is a projected increase of approximately 1,720 students over last year and does not take into account any sudden influx of students which might occur as the result of rapid residential construction within expanding areas within the District.

Twenty-five percent (25%), or more importantly, 5,014 of the statistically projected number of students planned for arrival are considered "unhoused," meaning that there are insufficient regular classrooms available in the coming school year in the District, thereby necessitating the implementation of continued temporary student housing alternatives.

It is the District's plan to house regular, special education and pull-out program students in the following manner during the 1986-87 school year.<sup>1</sup>

474 permanent classrooms

??? "other" in-school spaces, i.e., storage areas, work rooms, offices, etc.  
"unofficially" used as classroom space

20 leased and District-owned trailers (does not include administrative trailers at Washington School or other sites)

14 mini-school rooms and 13 maxi-school rooms in temporarily converted duplexes plus 8 rooms in leased elementary school (SDA)

63 District-owned relocatable rooms

111 State leased portables

12 District leased portables

3 owned program portables

2 Leased houses used for high school vocational education and continuation classes

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<sup>1</sup>Seven District-owned relocatables house the Adult School and there are six rooms in the leased Career Center. Development Fees can not be applied at these locations.

Both high schools will continue on extended day and Year Round School Schedule has been implemented at Creekside and Heritage Elementary Schools with Parklane, Oakwood and Clairmont scheduled in 1987. The Board has indicated all new schools will open on a YRS schedule unless determined otherwise at the time of opening and all schools in the District may go YRS if necessary.

Based on the known extent of overcrowding, the anticipated increase in enrollment, and the known potential for all residential construction activity within the impacted attendance areas of the Lodi Unified School District, the following school attendance areas are considered impacted for the purposes of requesting the continued imposition and collection of development fees by local governments. A copy of the Board Resolution listing the impacted schools for 1986-87 is set forth as Exhibit A in this report. Enrollment projections and classroom loading are detailed by School Attendance Area in Exhibit B.<sup>2</sup>

LODI UNIFIED SCHOOL DISTRICT  
IMPACTED SCHOOL ATTENDANCE AREAS  
1986-1987

Lodi High School Attendance Area  
Tokay High School Attendance Area  
Liberty High School Attendance Area

Morada Middle School Attendance Area  
Needham Middle School Attendance Area  
Senior Elementary School Attendance Area  
Woodbridge Middle School Attendance Area

Clairmont Elementary School Attendance Area  
Clements Elementary School Attendance Area  
Creekside Elementary School Attendance Area  
Davis Elementary School Attendance Area  
Elkhorn Elementary School Attendance Area  
Henderson Elementary School Attendance Area  
Heritage Elementary School Attendance Area  
Houston Elementary School Attendance Area  
Lakewood Elementary School Attendance Area  
Lawrence Elementary School Attendance Area  
Lockeford Elementary School Attendance Area  
Leroy Nichols Elementary School Attendance Area  
Oakwood Elementary School Attendance Area  
Parklane Elementary School Attendance Area  
Reese Elementary School Attendance Area  
Tokay Colony Elementary School Attendance Area  
Vinewood Elementary School Attendance Area  
Washington/DCH Elementary School Attendance Area

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<sup>2</sup>Attendance Areas are determined each year by the Assistant Superintendent-Elementary Education, in cooperation with the principals and the District Administration and Staff. A publication is prepared each year. The Attendance Areas are based on neighborhood units. There may be more than one elementary school in an Attendance Area. The high school attendance areas have been determined on the basis of a number of factors which were considered over a period of two years by the High School Attendance Area Committee. A partial listing of attendance areas is contained in Exhibit D.

EXHIBIT A

BEFORE THE BOARD OF TRUSTEES OF THE LODI UNIFIED SCHOOL  
DISTRICT OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RESOLUTION 86-103  
1986-1987 DECLARATION OF IMPACTION

WHEREAS, the development of new residential property results in the demand for school facilities; and

WHEREAS, the construction of new residences and the resultant increase of students continues; and

WHEREAS, students from new residential units in overcrowded attendance areas cause an immediate need for classroom solutions; and

WHEREAS, Lodi Unified School District has considered and acted upon such options as (1) presentation to the voters of bond measures to provide capital funds for permanent school housing, (2) temporary buildings, (3) double sessions, (4) bussing, (5) school attendance boundary realignment, (6) year-round school attendance, and (7) extended day programs (high school); and

WHEREAS, there have been no developer provided facilities as defined in Government Code Section 69578; and

WHEREAS, pursuant to Government Code Section 65978 the City of Lodi has enacted Ordinance No. 1149, the City of Stockton has enacted Ordinance No. 3095-C.S., and the County of San Joaquin has enacted Ordinance No. 2574 to assist school districts mitigating the impact of new home construction; and

WHEREAS, the aforementioned Ordinances require residential developers to participate in the cost of interim solutions necessitated by the overcrowding of existing classroom facilities due to new residential construction; and

WHEREAS, this Board has reviewed the content of the Development Fee Report prepared by staff, copy of which is attached hereto, and has approved said report for public distribution;

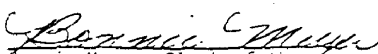
THEREFORE, IT IS HEREBY RESOLVED that the Lodi Unified School District declares impaction in these school attendance areas affected by current and proposed development plans, to wit:


Lodi High School AA (Attendance Area)	Heritage Elementary School AA
Tokay High School AA	Houston Elementary School AA
Liberty High School AA	Lakewood Elementary School AA
Morada Middle School AA	Lawrence Elementary School AA
Needham Middle School AA	Lockeford Elementary School AA
Senior Elementary School AA	Leroy Nichols Elementary School AA
Woodbridge Middle School AA	Oakwood Elementary School AA
Clairmont Elementary School AA	Parklane Elementary School AA
Clements Elementary School AA	Reese Elementary School AA
Creekside Elementary School AA	Tokay Colony Elementary School AA
Davis Elementary School AA	Vinewood Elementary School AA
Elkhorn Elementary School AA	Washington/DCH Elementary School AA
Henderson Elementary School AA	

BE IT FURTHER RESOLVED that the Superintendent be, and he hereby is directed to transmit a certified copy of this resolution and the accompanying staff report to the City Councils of Lodi and Stockton and the Board of Supervisors of the County of San Joaquin for their consideration and concurrence.

PASSED AND ADOPTED this 2nd day of September, 1986, by the following vote of the Board of Trustees, to wit:

AYES: Ball, Dale, Derrick, Johnston, Meyer, Todd, Vatsula  
NOES: None  
ABSENT: None

  
Bonnie Meyer, Clerk of the  
Board of Trustees

  
Floyd Dale, President of the  
Board of Trustees



# EXHIBIT B

## 1986-87 DETERMINATION OF IMPACTION

R 9/22/86

SCHOOLS	PERMANENT CLASSROOMS					STUDENT CAPACITY OF PERMANENT CLASSROOMS					SPACE UTILIZATION					INTERIM HOUSING				
	A	B	C	D	E	F	G	H	I	J	K	L	M	NA	NB					
	Perma. Add. No. Cr.	Perma. Add. No. P.M. K	Minus Spec. Ed.	Minus Program Rooms	Dist. Owned Relocatables	MT Perma. Class. A+B-C+D	Regulat. Student Capacity Ex 30 Stud.	Special Program Capacity Ex 30 Stud.	Net Student Capacity of School F + G	Projected 1986-87 Enrollment	Extra or Deficient Student Capacity H - J	State Lease Port.	Leased or Owned Trailers	Mini/Max. School Rooms	Leased Reloc. Tables	Program Reloc. Tables				
Lodi High School	67	0	2	3	9	71	2110	24	2154	2317	-143	3	0	0	3	0				
Tokay High School	68	0	4	3	3	65	1950	18	1998	2220	-222	17	1	1	1	0				
Liberty High School	9	0	0	0	4	13	390	0	390	634	-244	0	0	1	0	0				
Borlida Middle School	20	0	1	1	1	11	430	17	447	484	-47	9	0	0	0	0				
Bella Sierra Middle	0	0	0	0	0	0	0	0	0	0	-12	0	0	0	0	0				
Senior Elementary (11)	31	0	3	3	1	78	840	16	876	887	-11	0	0	0	0	0				
Woodbridge Middle (11)	19	0	3	2	1	15	450	16	466	509	-43	2	1	0	0	0				
Needham Middle (1)	11	0	2	1	0	10	300	24	324	509	-185	8	1	0	0	0				
Chilamont/Chilamont Mini (51)	13	2	2	2	0	16	180	34	504	983	-479	6	2	1	1	0				
Clemons Elementary (6)	3	1	0	0	0	4	120	0	120	122	-2	0	0	0	0	0				
Creekside/Olto Drive (7)	12	3	2	2	15	76	780	24	804	1385	-581	0	1	13	0	0				
Davis Elementary	20	1	3	1	0	17	510	36	546	623	-77	4	0	0	0	0				
Elkhorn/Elkhorn Mini (8)	7	0	2	1	6	10	300	24	324	784	-460	7	2	8	0	0				
Henderson (9)	1	0	0	0	0	3	90	0	90	128	-38	6	0	0	0	0				
Hillside Elementary	19	2	1	1	0	19	520	12	582	651	-69	0	1	8	2	0				
Houston K-8 (10)	14	0	2	2	0	10	300	24	324	328	-4	2	0	0	0	0				
Lakeview Elementary	17	2	2	0	0	17	510	24	546	597	-113	7	0	0	0	0				
Lavender Elementary	7	2	2	0	0	7	210	24	234	448	-214	1	1	0	0	0				
Live Oak Elementary	11	1	3	0	2	11	330	16	366	441	-75	0	0	0	0	0				
Lockeford Elementary (6)	7	0	0	1	2	8	240	18	240	305	-65	3	0	0	0	0				
Dorothy Mahlin (11)	6	0	4	0	0	2	60	18	108	60	-48	0	0	0	0	0				
Leroy Nichols	20	2	1	1	0	20	600	12	612	767	-155	4	1	0	2	0				
Oakwood Elementary (121)	5	1	1	0	7	12	360	12	372	691	-319	18	1	0	0	0				
Parlane Elementary	9	2	1	1	4	13	390	17	407	723	-316	11	0	0	0	0				
Ray Elementary (13)	4	0	0	0	0	4	120	0	120	72	-68	0	0	0	0	0				
Reese Elementary (14)	17	1	3	1	0	14	420	16	456	550	-94	3	1	0	1	0				
Tokay Colony Elementary (151)	4	0	0	0	2	2	180	0	180	194	-14	0	0	0	0	0				
Turner Elementary	2	0	0	0	0	2	60	0	60	52	-8	0	0	0	0	0				
Victor Elementary	9	3	3	0	8	8	210	34	264	310	-46	0	0	0	0	0				
Vineyard Elementary	18	1	2	0	12	12	360	24	384	602	-82	0	0	0	0	0				
Washington/DCM (181)	20	1	7	1	13	13	390	84	474	476	-2	0	1	0	0	0				
TOTAL	471	31	55	37	69	183	11660	666	15120	19354	-1034	111	20	35	12	0				

EXHIBIT B  
(Continued)

NOTATIONS:

- 1) Includes all type of special education classes, i.e., English as a second language, learning disability, resource specialists, etc. Rooms are deducted because they are loaded at less than 50% of the loading of a regular classroom, i.e., 12 students versus 30 students. This column is intended to include only permanent classrooms used for these classes. Column "B" is "pullout" program rooms. Children using these rooms are from a regular 30-student class and therefore are accounted for in those columns. There may be minor discrepancies between these figures and others used by the District due to scheduling modifications after data compilation.
- 2) Thirty students is used as a multiplier. Actual loading may vary with conditions and contractual agreements.
- 3) These are locally generated enrollment projections, calculated for the purposes of classroom planning. There may be some deviation from those done by Office of Local Assistance due to varying considerations.
- 4) Thirty Parklane Attendance Area students will attend Senior Elementary rather than Morada.
- 5) Students from Senior Elementary are attending Morada to relieve overcrowding.
- 6) Two permanent classrooms are undersized and loaded at 1/2 capacity.
- 7) Grade 7 and 8 students from portions of Elkhorn and Oakwood areas will be housed at Needham until construction of the new Delta Sierra Middle School in North Stockton. Needham kindergartners attend Nichols and grades 1-6 attend Vinewood. Middle school overflow will be sent to Woodbridge or Senior Elementary.
- 8) Fox Creek area grades K-6 will attend Clairmont. Overflow students will attend Tokay Colony, Live Oak and Davis.
- 9) Grades 2-6 go to Lockeford and K-1 to Clements.
- 10) Grade 6 from Oakwood attends Otto Drive School. Otto Drive will be used for overflow from Elkhorn and Oakwood.
- 11) Includes Elkhorn Mini School. Students from old Venice King Island attendance area go to Elkhorn.
- 12) Henderson will house one class each of grades 3-6 from the Parklane attendance area. Henderson attendance area students attend Vinewood.
- 13) Houston is a grade 1-8 school with 7th and 8th grade students from Lockeford/Clements area.
- 14) Mahin houses only special education students.
- 15) Grades 1-5 from Oakwood attendance area attend Oakwood with Stonewood Subdivision kindergartners also attending Oakwood. Western Valley and Davis Oaks Subdivision kindergartners attend Elkhorn Mini. Grade 6 from Oakwood attendance area attend Otto Drive (4 classes).
- 16) Grades K-3 attend Ray and grades 4-6 attend Turner.
- 17) Reese, Otto Drive and Tokay Colony will be overflow schools for other attendance areas, (i.e., Elkhorn, Heritage, Lakewood, Nichols, Oakwood, Davis, Vinewood and Parklane) and projection reflects overflow anticipated based on 1985-86 enrollment count.
- 18) Grades K-6 attend Tokay Colony.
- 19) The Development Center for the Handicapped at Washington School houses +50 special education students.
- 20) There are 4 kindergarten rooms with 2 sessions equaling 8 loadings for Elkhorn Mini and 4 rooms with 3 first grades and 4 kindergarten sessions at Clairmont Mini.
- 21) Two relocatables are used for a cafeteria and library.
- 22) Two trailers are used for administration facilities.

- Note:
- a) Generally the attendance area and the school are the same; however, in certain situations (as noted above) students from one attendance area may be attending a school in another area or areas have been combined. This has been taken into account in the figure in Column I.
  - b) There may also be interim housing in the permanent facilities, i.e., in closets, offices, etc., and double sessions.
  - c) Heritage and Creekside are presently on Year-Round School; others will be placed on Year-Round School in the future.

## ALLOCATION OF DEVELOPMENT FEES

The allocation of development fees is based on strict interpretation of the enabling legislation. Government Code Sections 65970-65981 (SB201-1977) permit local jurisdictions to adopt ordinances requiring land dedication or to exact fees from residential developers in lieu of land dedication for purposes of providing interim school facilities. Section 65978 requires that Lodi Unified School District maintain an accounting of fees, while Section 65980 limits their use to strictly defined interim facilities. In addition, Government Code Section 65978(d) states in part.

The location and amount of land to be dedicated or the amount of fees to be paid, or both, shall bear a reasonable relationship and will be limited to the needs of the community for interim elementary or high school facilities and shall be reasonably related and limited to the need for schools caused by the development...

Based on the District's desire to use the Fees only in the manner intended by the implementing legislation and the local ordinances, assumptions and qualifiers were first developed in 1982 to guide in the allocation of Development Fees. With minor modifications, these same assumptions were used in the allocation of Development Fees in the ensuing years. The Assumptions and Qualifiers are detailed in Exhibit C.

### Attendance Areas

Elementary, Middle and High School Attendance Areas and specific schools serving each City subdivision paying fees in 1985-86 are listed below. All County fees were accounted for permit by permit; therefore, attendance areas for County developments are listed as coming from individual builders. All attendance area information was obtained from the District's annual publication, which is available from the Office of the Assistant Superintendent, Elementary Education, with some modification as staffing and enrollment figures developed.

Exhibit D details the attendance areas for the 1985-86 school year. These attendance areas are applicable to the allocation of development fees received during the 1985-86 school year. Enrollment overflow schools are shown on Exhibit E.

### Development Fee Revenue

During the period July, 1985 through June, 1986 a total of \$542,329 was received in Development Fees. This is approximately \$135,790 less than the previous year. The decrease is a result of decreased residential construction in new areas and a decrease in the fee from \$280/bedroom to \$200/bedroom in the City of Stockton.

### Allocation of Development Fees

The basis upon which Development Fees are used for payment of interim housing expenditures is detailed in the introductory portion of this section of the report. It is reiterated that the District uses the most stringent interpretation of the State Code and implementing ordinances and directives in the allocation of Development Fees. At the present time Development Fees are used exclusively for the lease and setup of portables and trailers, and the mini-maxi school leases (by special legislation). Revenue collected from developers under an agreement with the District may be used for non-interim housing, i.e. at new schools; however, fees collected by agreement were generally not used for permanent facilities this year. It is anticipated that future fees will be encumbered for non-interim housing.

### Expenditures

Exhibit F details the Development Fee revenue received and the expenditures "paid" during the 1985-86 Fiscal Year. Based on the allocation of revenue, \$515,864 for qualifying expenditures was eligible for transfer into the General Fund at the end of 1985-86 Fiscal Year for expenses actually incurred during that fiscal year.

As in past years, all interim housing costs were budgeted as a General Fund expenditure and payments were made from the General Fund. This is done to be sure that there is sufficient income to cover the expenditures. Development Fees are an unpredictable revenue source. At the end of each year all expenditures are accounted for by school and matched with revenue from subdivisions and developments in the area. A lump sum amount is then transferred to the General Fund. In anticipation of this transfer, an amount of Development Fee revenue was considered in the budget in 1982-83; 1983-84; 1984-85; 1985-86; and will be included in the 1986-87 budget.

Development Fees have become an important source of revenue for the provision of interim classroom space.

The 1985-86 Fiscal Year began with a carry-over of \$83,040 in "unpaid" expenditures in five attendance areas. Expenditures during the year totaled \$556,271 as detailed in Exhibits G & H. A total of \$515,864 in qualifying expenditures were "paid" by Development Fee Revenue at the end of the fiscal year. This amount was transferred into the General Fund at that time and appears in the ending balance. This information is summarized in table on page 14. A comprehensive summary of Development Fee Revenue and Expenditures by jurisdiction is contained in Exhibits H, I, and J.

## EXHIBIT C

### ASSUMPTIONS AND QUALIFIERS

1. Allocations are made on a fiscal year basis. The starting date for allocation was Fiscal Year 1979-80.
2. Based on a 1980 change in the definition of interim, a State Attorney General Opinion 79-625 (October 16, 1979), and the advice of County Counsel, the expenses of Otto Drive Maxi School and the two mini schools were not considered eligible, and did not appear in any totals in reports for 1982-83 (except Elkhorn set-up, which predated the code change). In 1983, AB-1645 was signed into law, permitting Lodi Unified to use development fees for the payment of mini/maxi school leases.
- 3) Consistent with Government Code Section 65974, all expenditures must be related to the impacted attendance area containing the contributing residential development. Expenditures by school were "credited" on the basis of the District's Declaration of Impaction Report and the Board formula. Non-impacted schools are not considered eligible.
4. Development fees are used to cover expenditures at schools outside of the attendance area containing the generating residential development, if that is the overflow school for that attendance area. For example, Lodi High School takes the overflow from Tokay High School; Morada is taking overflow from Senior Elementary; Woodbridge is taking overflow from Senior Elementary and Needham; Lakewood, Reese, Washington, Vinewood, Henderson, Live Oak, Tokay Colony, Creekside and Otto Drive receive overflow from Davis, Oakwood, Clairmont, Parklane, Elkhorn, Heritage and Nichols.
5. In those attendance areas with several schools (specifically Elkhorn), it is recognized that the impact of any specific development is on the entire attendance area, therefore, expenditures made for any school in the attendance area are considered relative to any paying development built in the attendance area.
6. "Unpaid" or "unrecovered" expenditures made in the first couple of years were not carried to the next year. However, it has been determined that it is reasonable to carry expenditures, as well as revenue, forward from one year to the next based on the rationale that the District may provide interim housing in advance of the development fee income and the arrival of the students from the subject development(s).
7. "Unspent" fees or "unexpendable" revenue received in any given year is carried from year to year for future expenditure on the basis that the need for interim facilities to serve children from the related developments may not arrive at the schools until sometime after the revenue is collected. This is the companion condition to that discussed above.
8. Interest is applied only to qualifying expenditures and not for any other District purpose, although that may technically be possible. It is felt that the only proper use of interest is in the manner ascribed since a portion of the interest is earned while the fees are still in City and County accounts.
9. Leased trailers financed directly or indirectly by the General Fund are included in the expenditures. Students housed in leased trailers are substantially from the attendance area of the school where they are located, or, as in the case of Reese, from overflow from other attendance areas. (See Exhibit D)
10. At the present time, interim housing expenditures are budgeted from the District's general fund at the beginning of each fiscal year. At the end of the fiscal year development fee revenue is allocated to the various expenditures based on the above and a lump sum is transferred from the Development Fee Fund to the General Fund, where it appears in the ending balance. At the beginning of the fiscal year an anticipated sum may be transferred in advance through the budget process. The amount is based on a conservative projection of fees to be received relative to qualifying expenditures. This procedure is presently to facilitate cost-accounting.

## EXHIBIT D

SCHOOL ATTENDANCE AREAS BY SUBDIVISION  
1985-1986

SUBDIVISION/ JURISDICTION	ELEMENTARY SCHOOL ATTENDANCE AREA	MIDDLE SCHOOL ATTENDANCE AREA	HIGH SCHOOL ATTENDANCE AREA
LODI			
AARON TERRACE	VINEWOOD	SR. ELEMENTARY	LODI HIGH
ADOBE CT.	NICHOLS	SR. ELEMENTARY	TOKAY HIGH
BECKMAN RANCH	NICHOLS	SR. ELEMENTARY	TOKAY HIGH
BURGUNDY VILLAGE	HERITAGE	SR. ELEMENTARY	TOKAY HIGH
IRIS DRIVE	VINEWOOD	SR. ELEMENTARY	LODI HIGH
LAKESHORE VILLAGE	VINEWOOD (RURAL)	SR. ELEMENTARY	TOKAY HIGH
*LODI PARK WEST	REESE	WOODBIDGE	LODI HIGH
*MEADOWS	VINEWOOD	SR. ELEMENTARY	TOKAY HIGH
*MILLSWOOD	REESE	WOODBIDGE	LODI HIGH
*NOMA RANCH	HERITAGE	SR. ELEMENTARY	TOKAY HIGH
PALOMAR DRIVE	REESE	WOODBIDGE	LODI HIGH
PINEWOOD	REESE	WOODBIDGE	LODI HIGH
PIONEER PLACE	LAWRENCE	WOODBIDGE	LODI HIGH
*RIVERGATE PLACE #1	LAKESWOOD	WOODBIDGE	LODI HIGH
RIVERGATE PLACE #2	LAKESWOOD	WOODBIDGE	LODI HIGH
STONETREE	HERITAGE	SR. ELEMENTARY	TOKAY HIGH
SUMMERFIELD	NICHOLS	SR. ELEMENTARY	TOKAY HIGH
SUNWEST NO. 4	VINEWOOD	SR. ELEMENTARY	LODI HIGH
*TANDY RANCH	HERITAGE	SR. ELEMENTARY	TOKAY HIGH
*WAGNER HEIGHTS	ELKHORN	NEEDHAM	TOKAY HIGH
*WHISPERING OAKS (Lobaugh Meadows)	VINEWOOD	SR. ELEMENTARY	
WILLOW COURT	LAKESWOOD	WOODBIDGE	LODI HIGH
WINDJAMMER COURT	VINEWOOD (RURAL)	SR. ELEMENTARY	TOKAY HIGH
WINCHESTER ACRES	NICHOLS	SR. ELEMENTARY	TOKAY HIGH
WOODLAKE NORTH	LAKESWOOD	WOODBIDGE	LODI HIGH
INDIVIDUAL BUILDERS	NICHOLS	SR. ELEMENTARY	TOKAY HIGH
INDIVIDUAL BUILDERS	LAKESWOOD	WOODBIDGE	LODI HIGH
INDIVIDUAL BUILDERS	VINEWOOD	SR. ELEMENTARY	LODI HIGH
INDIVIDUAL BUILDERS	HERITAGE	SR. ELEMENTARY	LODI HIGH

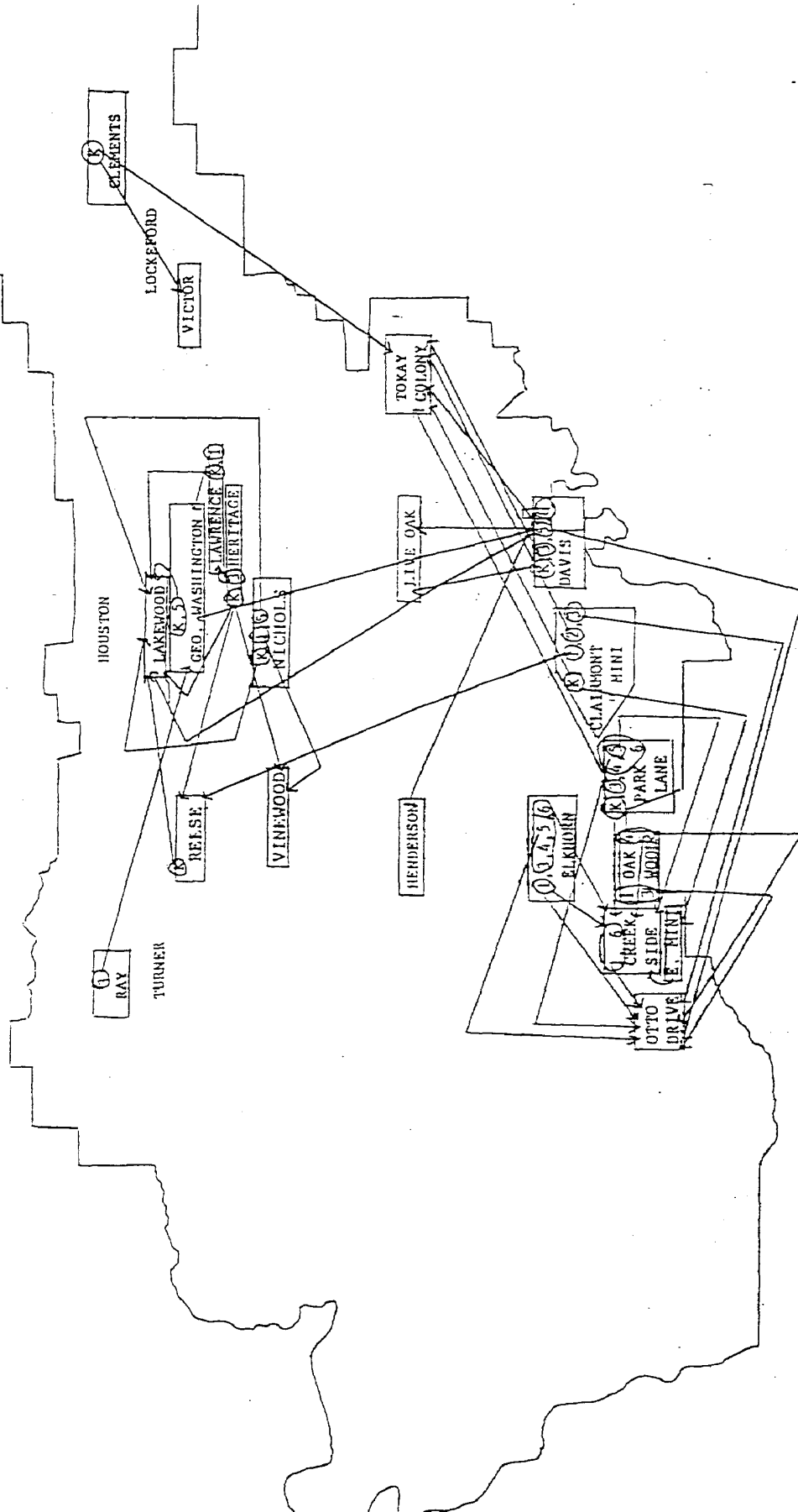
EXHIBIT D  
continued

SUBDIVISION/ JURISDICTION	ELEMENTARY SCHOOL ATTENDANCE AREA	MIDDLE SCHOOL ATTENDANCE AREA	HIGH SCHOOL ATTENDANCE AREA
STOCKTON			
BEAR CREEK	OAKWOOD/OTTO DR.	NEEDHAM	TOKAY HIGH
CLAIRMONT	CLAIRMONT/MINI/ HENDERSON	MORADA	TOKAY HIGH
CLAIRMONT PLACE	CLAIRMONT/MINI/ HENDERSON	MORADA	TOKAY HIGH
COLONIAL ESTATES N.	ELKHORN MINI/OTTO DR./CREEKSIDE	SR. ELEMENTARY	TOKAY HIGH
COLONIAL WEST	ELKHORN/ELKHORN MINI	NEEDHAM	TOKAY HIGH
DON AVENUE	ELKHORN/MINI	NEEDHAM	TOKAY HIGH
FALCON CREST (MARINER'S DR.)	ELKHORN	SR. ELEMENTARY	TOKAY HIGH
*JOAQUIN MURIETTA	ELKHORN	NEEDHAM	TOKAY HIGH
LANDING, THE	ELKHORN	SR. ELEMENTARY	TOKAY HIGH
LIANNA CT.	ELKHORN	NEEDHAM	TOKAY HIGH
PALOMA PARK ESTATES	PARKLANE	SR. ELEMENTARY	LODI HIGH
STONEWOOD ESTATES	ELKHORN/MINI	SR. ELEMENTARY	TOKAY HIGH
SUSSEX GARDENS	ELKHORN/ELKHORN MINI	NEEDHAM	TOKAY HIGH
WESTERN VALLEY	ELKHORN	NEEDHAM	TOKAY HIGH
SAN JOAQUIN COUNTY			
COUNTRY VIEW ESTATES	LAKEWOOD	WOODBIDGE	LODI HIGH
RIVER MEADOWS	LAKEWOOD	WOODBIDGE	LODI HIGH
*WOODBIDGE GREENS	LAKEWOOD	WOODBIDGE	LODI HIGH
INDIVIDUAL BUILDERS	LOCKEFORD/CLEMENTS	HOUSTON	LODI HIGH
INDIVIDUAL BUILDERS	LIVE OAK	MORADA	TOKAY HIGH
INDIVIDUAL BUILDERS	ELKHORN	NEEDHAM	TOKAY HIGH
INDIVIDUAL BUILDERS	TOKAY COLONY	MORADA	TOKAY HIGH

EXHIBIT E  
ENROLLMENT OVERFLOW

LODI UNIFIED SCHOOL DISTRICT

Grades K-6  
October, 1985





SUMMARY OF DEVELOPMENT FEE REVENUE AND EXPENDITURES  
JULY 1985 - JUNE 1986

REVENUE

Revenue Received 1985-1986	\$ 539,989
Revenue Forward from 1984-1985	<u>392,173</u>
Total Revenue Available 1985-1986	932,162
Revenue Transferred 1985-1986	<u>515,864</u>
Total Balance Forward to 1986-1987	\$ 416,298

EXPENDITURES

Total Expenditures for 1985-1986	\$ 556,271
Expenditures Forward from 1984-1985	<u>83,040</u>
Total Expenditures	639,311
Expenditures Paid with Development Fees	<u>515,864</u>
Expenditures "Unpaid" <sup>3</sup>	\$ 123,447

"In-Lieu" Agreements

There are presently 15 in-lieu agreements operative, including one for partial payment of the Clairmont School Site, as listed on page 14. The District continues to encourage all residential developers to enter into an agreement because of the added flexibility provided the District. Fees collected solely as a result of the SB 201 Ordinance may be used only for interim facilities, whereas fees collected through an agreement may be used for long-term housing needs, as well. At present the District is using all fees for interim housing; however, it is anticipated that some fees will be encumbered in the future for application towards more permanent housing.

The District is also continuing to review dedication of school sites in-lieu of fee payment.

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<sup>3</sup>The \$123,447 in "unpaid" expenditures will be "paid" during the 1986-1987 Fiscal Year from the Balance of \$416,298. In addition, the remaining balance will be encumbered for expenditures on the 3 new State lease portables; for new District lease portables; for existing leased facilities and other trailer/portable moves and set-up costs.

# DEVELOPMENT FEE AGREEMENTS

JULY, 1986

<u>AGREEMENT</u>	<u>AMOUNT COLLECTED</u>
Dennis Noble (Zinfandel Estates) - Stockton	
Cook-John Development (Willow Brook) - Stockton	
Eilers Annexation (Woodlake North) - Woodbridge	\$ 7,200
Woodbridge Greens - Woodbridge	6,240
Noma Annexation - Lodi	
Park West (formerly Kennedy Ranch) - Lodi	55,400
Filley Ranch (Sun West #4) - Lodi	
Barnett-Range (Fox Creek 11 & 12) - Stockton	210,815
Lobaugh (Lobaugh Meadows Annexation) - Lodi	30,400
Joaquin Murietta - Stockton	7,280
Barnett-Range (Clairmont) - Stockton (Clairmont School Site in lieu of fees)	122,610
Tandy Ranch - Lodi	
Johnson Ranch - Lodi	
Rivergate Place Unit #1 - Lodi	3,800
Wagner Heights/Wagner Oaks - Stockton	

[illegible]

DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM  
FOR PERIOD JULY, 1985 - JUNE, 1986  
(Continued)

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LODI UNIFIED SCHOOL DISTRICT  
INTERIM HOUSING EXPENDITURES  
1985 - 1986

EXHIBIT G

SITE	IDENT. NO.	DISTRICT	ST. LEASED	ST. LEASED	ST. LEASED	ST. LEASED	LESSOR	TERM OF LEASE	AMOUNT PER YEAR	SETUP COSTS	EXPENDITURES FOR LEASES 1985-86	SUB TOTAL	TOTAL
CLAIRBONT	01392						MOBILE MODULAR	7/1/85-6/30/86	4,123.80		4,123.80	4,124	
CLAIRBONT	01202/1203		1				CHINO BANK (STEELECARD)	7/3/85-7/3/88	7,800.33		7,801.00	7,801	
CLAIRBONT	25/16126*			6			ST. OF CALIF.	11/4/85-11/4/86	12,000.00	8,474.03	2,527.08	10,961	
CLAIRBONT	01011-SCHOOL					4	BARNETT-RANGE	7/2/77-6/30/86	19,200.00		19,200.00	19,200	42,106
CRENSHAW	01052					1	SHEPARD'S MOBILE OFF.	11/4/84-6/30/86	3,180.00		3,180.00	3,180	
											0	0	3,180
											0	0	
DAVIS	25/16109			4			ST. OF CALIFORNIA	1985-86	8,000.00		8,000.00	8,000	8,000
													8,000
ELBORN	04430					1	ALLSPACE LEASING	1985-86	4,261.50		4,261.50	4,261	
	25/16103/10			4			ST. OF CALIF.	1985-86	12,000.00		12,000.00	12,000	
	25/16127*			1			ST. OF CALIF.	11/4/85-11/4/86	1,000.00	4,080.00	1,134.36	5,214	
	01011-SCHOOL					4	BREX CONST. CO.	6/15/79-6/30/86	15,600.00		15,600.00	15,600	37,076
EDWARDS	25/16111			6			ST. OF CALIF.	1985-86	12,000.00		12,000.00	12,000	12,000
HERITAGE	0001 622					1	ALLSPACE LEASING	1985-86	4,261.20		4,261.20	4,261	
	000 315					1	ALLSPACE LEASING	1985-86	4,261.20		4,261.20	4,261	4,521
BOSTON	25/16134*			2			ST. OF CALIF.	11/4/85-11/4/86	4,000.00	3,221.00	1,995.00	5,217	5,217
LAKEWOOD	25/16128*			1			ST. OF CALIF.	11/4/85-11/4/86	2,000.00	816.00	816.52	1,633	1,633
											0	0	
LAWRENCE	25/16113			3			ST. OF CALIF.	1985-86	4,000.00		4,000.00	4,000	
	25/16129*			4			ST. OF CALIF.	11/4/85-11/4/86	8,000.00	8,644.80	4,033.00	12,678	18,678
LOCKFORD	25/16115			1			ST. OF CALIF.	1985-86	2,000.00		2,000.00	2,000	
											0	0	2,000
LODI HIGH	0003-97-01		2				CHINO VALLEY BANK	7/3/85-7/3/88	13,688.00		13,688.00	13,688	
	0004-105		1				CHINO BANK (COOPNICK)	10/16/84-10/16/88	7,844.00		7,844.00	7,844	
	11-84-08-317ABCD		1				CHINO BANK (COOPNICK)	2/19/85-2/19/89	28,316.50	233.00	28,316.00	28,549	
	25/16121			2			ST. OF CALIF.	1985-86	4,000.00		4,000.00	4,000	
	25/16124*			3			ST. OF CALIF.	1986-	6,000.00	1,574.60	2,071.44	4,646	58,727
MORAGA	25/16121			5			ST. OF CALIF.	1985-86	10,000.00		10,000.00	10,000	
	25/16100			4			ST. OF CALIF.	1985-86	8,000.00		8,000.00	8,000	18,000
NEWMAN	01011-002					1	ALLSPACE LEASING	1985-86	4,388.40		4,388.40	4,388	
NEWMAN	001 1-18-86					1	ST. OF CALIF.	1985-86	1,000.00	2,621.00	3,621.00	3,621	
	25/16116			8			ST. OF CALIF.	1985-86	16,000.00		16,000.00	16,000	24,011
STICKLES	04433					1	ALLSPACE LEASING	1985-86	4,261.20		4,261.20	4,261	
	2198/2199		1				CHINO BANK (STEELECARD)	7/3/85-7/3/88	7,800.33		7,800.00	7,800	
	25/16117			1			ST. OF CALIF.	1985-86	4,000.00		4,000.00	4,000	
	25/16130*			2			ST. OF CALIF.	11/4/85-11/4/86	4,000.00	3,162.00	2,017.00	5,179	21,240
JACKSON	25/16118			9			ST. OF CALIF.	1985-86	18,000.00		18,000.00	18,000	
	25/16102			8			ST. OF CALIF.	1985-86	16,000.00		16,000.00	16,000	
	25/16131*			1			ST. OF CALIF.	11/4/85-11/4/86	2,000.00	4,239.60	822.00	5,062	
	01391					1	MOBILE MODULAR CORP.	1985-86	3,912.64		3,912.64	3,913	42,974
OTTO DRIVE	000VLE25					8	BREX CONST. CO.	11/7/86	93,000.00		93,000.00	93,000	
											0	0	93,000
PANCLAKE	25/16119			2			ST. OF CALIF.	1985-86	4,000.00		4,000.00	4,000	
	25/16101			8			ST. OF CALIF.	1985-86	16,000.00		16,000.00	16,000	
	25/16132*			1			ST. OF CALIF.	11/4/85-11/4/86	2,000.00	2,767.50	997.00	3,765	23,765
RESE	04432					1	ALLSPACE LEASING	1985-86	4,261.20		4,261.20	4,261	
	01200/1201		1				CHINO BANK (STEELECARD)	7/3/85-7/3/88	7,800.34		7,800.00	7,800	
	25/16135*			1			ST. OF CALIF.	11/4/85-11/4/86	2,000.00	282.00	948.00	1,230	13,291
SL. E.	01429					1	ALLSPACE LEASING	1985-86	4,388.40		4,388.40	4,388	
	000296					1	ALLSPACE LEASING	1985-86	4,261.20		4,261.20	4,261	
	000773					1	ALLSPACE LEASING	11/13/86-6/30/87	3,816.00	2,379.00	2,100.00	4,479	13,129
TOKAT HIGH	0001 512					1	ALLSPACE LEASING	1985-86	3,625.20		3,625.20	3,625	
	11-84-08-316ABCD		1				CHINO BANK (COOPNICK)	2/19/85-2/19/89	28,316.50	233.00	28,316.00	28,549	
	25/16104			8			ST. OF CALIF.	1985-86	16,000.00		16,000.00	16,000	
	25/16123			6			ST. OF CALIF.	1985-86	12,000.00		12,000.00	12,000	
	25/16125*			3			ST. OF CALIF.	1986-	6,000.00	14,220.00	1,907.04	16,127	76,801
WASHINGTON	04435					1	ALLSPACE LEASING	1985-86	3,752.40		3,752.40	3,752	
	01391					1	MOBILE MODULAR	1985-86	4,024.43	5,553.00	4,024.00	9,579	13,131
WOODBRIDGE	25/16106			2			ST. OF CALIF.	1985-86	4,000.00		4,000.00	4,000	
	04434					1	ALLSPACE LEASING	1985-86	4,261.20		4,261.20	4,261	4,261
HORIZON SCHOOL	230 W. ORANGE					1	GARY BRANDT	7/22/85-6/30/87	6,396.00	894.00	6,035.00	6,929	6,929
HANCO SCHOOL												0	0
VOC. ED. CENTER	418 S. CHURCH					1	ALADON PROP. MGMT.	10/1/80-6/30/86	5,100.00		5,100.00	5,100	5,100
PRESCHOOL FOR HANDICAPED-1ST. CONC. CHURCH						1	1ST. CONC. CHURCH	11/14/85-6/1/86	1,800.00	4,875.00	1,362.15	6,237	6,237
TOTAL ROOMS /			8	109	17	19			525,202	69,275	493,234	562,509	562,509

## EXHIBIT H

DEVELOPMENT FEES  
TOTAL REVENUE AND EXPENDITURES  
CITY OF LODI

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979-1986	SCHOOLS & AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
Larson Terrace	8,000	Senior El 8,000	8,000	0
Adobe Court	16,000	Senior El 4,261 Reese 5,000 Nichols 6,739	15,000	0
Securian Ranch	70,800	Nichols 15,011 Tokay High 40,100 Reese* 4,792 Lodi High 897	70,800	0
Burgundy Village	9,000	Henderson 1,600	1,600	7,400
Cambridge Place	38,800	Tokay High 34,239 Heritage 4,661	38,800	0
Wils Drive	1,200	Senior El 461 Lodi High 739	1,200	0
Lakeshore Village	135,600	Lawrence* 14,313 Reese* 7,791 Senior El 13,190 Tokay High 104,464 Vinewood 9,330 Liberty High 6,919 Henderson 2,300	158,015	77,575
Lodi Park West (I)	98,400	Woodbridge 8,261	8,261	90,139
McLoy Court	6,400	Tokay High 6,400	6,400	0
The Meadows (II)	30,400		0	30,400
Hillswood	38,200	Woodbridge 25,688	25,688	12,512
Roma Ranch (II)	28,200		0	28,200
Palomar Drive (Hillswood)	600	Lodi High 600	600	0
Pinewood	7,200	Lodi High 3,000 Woodbridge 1,421 Reese 779	7,200	0
Pioneer Place	48,000	Lodi High 10,951 Lawrence 24,678 Washington 12,370	48,000	0
Rivergate Place #1 (II)	8,600		0	8,600
Rivergate Place #2	1,800	Lodi High 1,800	1,800	0
Rivergate Commons	11,000	Lodi High 11,000	11,000	0
North School Street Landas	1,200	Woodbridge 1,200	1,200	0
Stonetree	39,600	Heritage 29,619 Tokay High 9,971	39,600	0
Summerfield	33,000	Tokay High 11,655 Nichols 10,054 Reese* 5,058 Henderson 4,800 Lakewood 433	33,000	0
Sunwest No. 4	600	Lodi High 600	600	0
Tandy Ranch (II)	11,800		0	11,800
Whispering Oaks (II)	27,000		0	27,000
Willow Court	9,200	Lodi High 8,000 Lakewood 1,200	9,200	0
Windjammer Court	4,600	Tokay High 3,000 Henderson 1,600	4,600	0
Winchester Acres	34,800	Nichols 11,236 Tokay High 13,564	34,800	0
Woodlake North (II)	49,600	Lodi High 41,200 Henderson 2,000	43,200	6,400
Individual Permits: Washington, Woodbridge Lodi High	5,600	Lodi High 5,600	5,600	0
Individual Permits: Nichols, Vinewood, Senior El, Tokay High	600	Nichols 600	600	0
Individual Permits: Nichols, Senior El, Tokay High	41,600	Tokay High 41,600	41,600	0
Individual Permits: Vinewood, Senior El, Lodi High	3,400	Lodi High 3,400	3,400	0
Individual Permits: Lakewood, Woodbridge, Lodi High	600	Woodbridge 600	600	0
Individual Permits: Heritage, Senior El, Tokay High	2,750	0	0	2,750
TOTAL	955,350	641,374	641,374	313,976

EXHIBIT I  
DEVELOPMENT FEE  
TOTAL REVENUE AND EXPENDITURES  
CITY OF STOCKTON

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979-1986	SCHOOLS & AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
Agate Manor	14,280	Needham	14,280	0
Bear Creek	2,200	Needham Oakwood	1,000 1,200	0
Clairmont	131,250	Elkhorn Parklane* Tokay High Clairmont Needham Morada	36,980 43,660 3,950 9,783 18,297 8,580	0
Colonial Estates North	448,125	Creekside/Otto Dr Elkhorn/ Elkhorn Mini Oakwood* Lodi High Reese*	143,150 99,010 185,709 1,800 5,000	23,456
Colonial West	40,320	Needham Elkhorn	3,244 37,076	0
Don Avenue	1,680	Needham	1,680	0
Falcon Crest (Mariner's Drive)	127,700	Elkhorn Tokay High Parklane	125,060 1,680 960	0
Fox Creek (1)	210,815	Davis Parklane Morada Tokay High Oakwood*	20,290 108,937 39,148 37,840 4,600	0
Harper's Ferry	9,300	Oakwood	9,300	0
Joachim Marietta (1)	13,440	Morada	7,232	6,208
Kelly North	162,000	Creekside Morada Elkhorn Lodi High	53,460 1,340 78,000 29,200	0
Landing, The	13,600	Parklane	13,600	0
Lianne Court	9,400	Needham	9,400	0
Paloma Park Estate	36,940	Parklane	36,940	0
Stonewood Estates	37,120	Lodi High	8,800	28,320
Summer Place	37,590	Parklane Morada*	36,550 1,040	0
Sussex Gardens	26,220	Elkhorn Needham	6,892 19,328	0
Western Valley	600	Needham	600	0
TOTAL	1,322,580		1,264,596	57,984

\*Overflow Schools

## EXHIBIT J

DEVELOPMENT FEES  
TOTAL REVENUE AND EXPENDITURES  
SAN JOAQUIN COUNTY

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979-1986	SCHOOLS & AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
Country View Estates	51,220	Lodi High Woodbridge	19,798	31,422
River Meadows	33,020	Lodi High Woodbridge	32,240	780
Woodbridge Greens (1)	54,300	--	0	54,300
Individual Permits Lodi High Area	36,120	Lodi High Lockeford Woodbridge Houston Morada	33,017	3,103
Individual Permits Tokay High Area	41,560	Morada Davis Tokay High Henderson Needham	41,560	0
Interest	547	Clairmont Lockeford	547	0
TOTAL	216,767	127,162	127,162	89,605
(1) Development Fee Agreement				



# STUDENT HOUSING OPTIONS

The final section of this report is intended to provide all interested parties an update on other means of housing students in the District's educational programs to mitigate conditions of overcrowding.

Busing: Busing is used as an interim process to implement the equal load policy. The Board finds that no pupil should be bused from his attendance area, but if necessary, never more than 10 miles from the "full" school to the school of redirection. (See Exhibit D)

High School Extended Day: Lodi High School and Tokay High School will continue on Extended Day for the 1986-87 school year.

Year-Round School: Creekside will join Heritage School in Year-Round School scheduling this year. Oakwood, Clairmont and Parklane will implement YRS in 1987 with all new schools to open on a YRS schedule. The Board has directed staff to provide information on possible implementation of YRS at all District schools if overcrowded.

Reconstruction Projects: The District presently has 11 reconstruction projects, which are nearing completion and an additional 10 or more projects are in process. The reconstruction projects will not necessarily increase housing, but will improve housing.

## New Schools

### 1) Schools Complete

The Clairmont Elementary School (design capacity of 700+ students) has been completed and was dedicated in February, 1986.

A 30,000 square foot addition to Morada Middle School was completed in the spring of 1986 and houses approximately 230 additional students.

### 2) Schools Under Construction

Delta Sierra Middle School: On-site and off-site work has been completed. The contract has been awarded to F & H Construction with work to begin September 2, 1986 with a 420 day contract time.

Bear Creek High School: The site has been selected by the Board. Staff is pursuing final site purchase, geological and engineering reports, and the architect has completed all schematic drawings.

### Schools Under Construction (Cont.)

Continuation High School: Site selection is underway. Construction is expected to start within the next year, pending State approval of plans and specifications and authorization of funds.

Beckman Elementary School: Construction is expected to start within the next year, pending State approval of plans and specifications and authorization of funds.

Wagner-Holt Elementary School: The site has been selected. Construction is expected to start within the next year, pending State approval of plans and specifications and authorization of funds.

Millswood Elementary School: Construction of an elementary school on a site owned by the District on Mills Avenue is being planned.

Oakwood Addition: Construction is expected to start within the next year pending State approval of plans and specifications and authorization of funds.

Parklane Elementary School: Construction of an additional 20,000 square foot permanent facility is expected to begin in summer of 1987.

### 3) Applications

It is anticipated that the District will be able to add additional schools to our application with increased enrollment this year.

Leased Buildings (K-12): The District is currently leasing residential units to house Clairmont Mini School, Elkhorn Mini School, Otto Drive Maxi School, a Vocational Education Center and the Horizon School Program. These facilities may be in use until the permanent facilities are complete and on line or until limited by statute.

Leased Elementary School (Garfield Mini School): The District has leased an 8 classroom school facility from the Lodi Seventh Day Adventist Church.

Trailers: The District currently leases 17 trailers to house students in addition to office functions. The capacity of these units is approximately 12 students and the leases and setup costs are two to three times the cost of the State portables. The District will attempt to phase out the trailers in favor of State lease portables where possible; however, space on sites and electrical supply are significant problems.

Shared Facilities: Other alternatives that are in use in other districts include the use of school buildings in adjoining districts which are not needed by that district. This is not considered a viable alternative for Lodi as facilities in all adjoining districts are used to the maximum extent except in Linden. The schools which are not at capacity are located some distance from the impacted schools in the Lodi district.

State Lease Emergency Classrooms: In 1986-87 the District will be leasing 111 portables from the State.

District Lease Portables: in 1986-87 the District will be leasing 12 portables.

District Owned Relocatables: In 1986-87 the District will "own" 69 relocatable classrooms.